

NEW BUILDING FOR SWAMP SECTION

Five Stories to Be Erected on
Cliff St. Site—Building
Leased by Drug House.

DYCKMAN BLOCK IN DEAL

The old style loft building at 27 Cliff street, extending to Hyder's alley, has been sold to the 27 Cliff Street Corporation, represented by Stoddard & Mark as attorneys. Title to the property was transferred yesterday. The buyers have contracted with the Standard Concrete-Steel Company to build from plans by James S. Maher a five story fireproof building covering the entire plot of 4,250 square feet which has been leased for fifteen years from May 1, 1916, at an aggregate rental approximating \$200,000 to Thurston & Bradlich, regarded as the leading dealers in crude drugs. The proposed building, which will have a minimum carrying capacity of 250 pounds to the square foot, is to be equipped with two electric elevators, sprinkler system, a roof garden, shower baths and other improvements calculated to make it the best of its type yet erected east of William street. Its completion will represent an investment of about \$150,000 and will mark a noteworthy development in this section where property has been practically at a standstill for some years. The Charles F. Noyes Company has been selected as the Noyes company in the lease of the property.

DEAL FOR DYCKMAN BLOCK.

The Haven Construction Company, of which Charles Plam is the president, has sold to Ambrose S. Becker the northeast corner of Broadway and 215th street, and the adjoining southwest corner of Amsterdam avenue and 215th street, two six story houses, with stores, having a combined frontage of 135 feet on the street and 100 feet on each avenue. The houses, which were held at \$225,000, are known as the Drake Court and the Ithaca Park. The houses are to be completed for two weeks or so all the stores and several of the apartments have been rented. In addition to a large cash consideration the new owner gave twenty lots in Arlington Park, N. J. The site was acquired by the builders last March from the Lawyers Title Insurance Company, which advanced a building and a permanent loan of \$125,000 for the operation. S. J. H. Albert negotiated the deal.

PLAT AND DWELLING SALS.

WEST 100TH STREET—Frederick Brown has resold to Charles Bakal 22 and 24 West 100th street, a five story modern flat on plot 40x100, near Central Park West. The seller acquired the property several months ago from Harrier Cohen.

EAST 136TH STREET—John J. Sullivan has sold to Sadie L. Horowitz 111 East 136th street, a five story dwelling on lot 25x100, near Alexander avenue. The purchaser gave in exchange 203 West 100th street, a five story flat on lot 25x100, and the northwest corner of Seventh avenue.

EAST 18TH STREET—The Sterling Realty Company, Inc. has brought through Duff & Brown, 421 East Eighth street, a five story tenement on lot 25x95, near Avenue A.

SECOND AVENUE—Louis N. Hartog, analytical chemist, has bought from the Reichman estate the five story factory at the northeast corner of Second avenue and Twenty-first street, known as 362 to 372 Second avenue and 301 to 303 Second street, first street, a Hamilton Park leasehold, which has fifty-three years more to run. The buyer has been a tenant for several years.

BANK BUYS LOFT BUILDING.

The twelve story mercantile building at 5 and 7 East 100th street, which was yesterday taken over in the Vesey street sale by the Emigrant Industrial Savings Bank on a bid of \$175,000. The property was brought to foreclosure to satisfy a judgment of \$19,555.

OPERATOR BUYS BKLYN FLATS.

Paul A. Metcalfe has bought from the Mechanics Bank the four story flat on plot 28x100, at 598 Bedford avenue, 438 Union street, a five story flat on plot 28x100, and 164 Franklin avenue, two three story flats, on plot 50x100.5.

MR. SARAH H. NEWMAN HAS SOLD THE

vacant plot, 100x100, at the northeast corner of Sixty-eighth street and Fifth avenue, to Sigmond Goldberg for improvement.

FRANK A. SEEVER HAS SOLD THE ONE

family detached house on plot 40x100, at 1255 Seventy-ninth street, Dyker Heights, for John Hill to a client.

JOHN O'CONNELL, JR., HAS SOLD THE ONE

family detached house on plot 40x100, at 2524 Bedford avenue to a client.

WEST END AVE. HOUSE SALE.

The three story dwelling at 590 West End avenue has apparently changed hands since the auction sale of the property last July. The McMorrowes are the new owners, according to a newspaper incorporation filed yesterday at Albany. A company known as the 590 West End Avenue Company was formed yesterday by Thomas McMorrow, James Walter McMorrow and James Walter McMorrow. It is a \$500 company. The dwelling is on the east side of the avenue midway between Eighty-eighth and Eighty-ninth streets. It is on a lot 19x100 feet. The property was bought by Michael McGuire in July as plaintiff in an action against A. C. Petrie.

BUYING NORTH SHORE REALTY.

Jan H. Stelling has bought the cottage at the northwest corner of Sixth street and Montauk avenue, Bay Side, L. I., from E. Scott McKnight. The house is located on a plot 100x100 feet and the selling price was \$12,500. D. Lacey Dayton of Bay Side was the agent in the transaction.

FRANK LUNKEWITZ HAS BOUGHT OF THE

Yale Land Company two lots at Flushing Heights, Flushing.

JAMAICA ESTATES AUCTION.

Joseph P. Day sold yesterday on the premises all the remaining plots and tracts of the Jamaica Estates, Jamaica, L. I., at Supreme Court foreclosure sale in the action of the Matawak Land Company, plaintiff, against Katherine M. Galvin, Jamaica Estates, City Real Estate Company and the Title Guaranty and Trust Company, defendants. Ernest Scholvis of Philadelphia bought in the interest of bondholders in a large tract for \$31,908.81. The attorney for the plaintiff had in the balance of the property for \$132,046.

NEW HOME AT GREENACRES.

The Robert E. Farley Organization has sold to Theodore Kane of New York city a plot on Walworth avenue, Greenacres. The ground overlooks the County Tennis Club of Westchester. Kane is erecting an \$8,000 home on the plot.

MAJORS BUY NEWARK CORNER.

As a site for a temple, Nobles of the Baltic Shrine, Salomon Temple, have bought from the Fidelity Trust Company of Newark the F. Wolcott Jackson property at the southeast corner of High and West Kinney streets, Newark, N. J. The property consists of a

plot 100x254 and large brick dwelling which will be renovated, as it is not intended to start the erection of the temple for some time.

RIDGEWOOD DWELLING BUYER.

Gilbert J. Zabriskie has sold his residence on Lotus road, Ridgewood, N. J., to Mrs. Sarah Cornick of Brooklyn.

LOFTS ON UPPER 6TH AVENUE.

Apartment Opposite Central Park to Be Altered.

Plans for altering the seven story apartment house at 784 and 786 Fifth avenue, next to the Hotel Netherland, at 174th street, into lofts for light and airy offices, of which were published in THE SUN some time ago, were filed yesterday by Louis H. Jallat, as architect for Mary H. Brandegee of Brooklyn, Mre. Sewer of the property. The changes will cost \$125,000.

STORES IN MAD. AV. DWELLING

Reas & Springstein, architects, have filed plans for making over the four story and basement dwelling at 1062 Madison avenue into a five story store and bachelor apartment building at a cost of \$90,000. H. Davidson is the owner of record.

\$85,000 FLATS FOR HUNTS PT.

Greenberg & Leuchtag, architects, have completed plans for two five story flats for hunting over the south side of Freeman street, 234.5 feet west of Westchester avenue. They will accommodate fifty-two families. The fronts will be of tapestry brick, limestone and terra cotta and the house will cost \$85,000.

\$10,000 ELEVENTH AV. GARAGE.

Charles M. Andrews has filed plans for the construction of a one story office and garage on the west side of Eleventh avenue, 25 feet south of Fifty-seventh street. It will be fireproof and will have a frontage of 100 feet and a depth of 87 feet. Edgar S. and John S. Appleby are the owners. The cost has been estimated at \$10,000.

EAST SIDE WAREHOUSE.

A three story warehouse will be erected on the north side of Fourth street, 239 feet east of Lewis street, for the estate of A. J. Fay. It will have a frontage of 28 feet and a depth of 18 feet and the cost has been estimated at \$2,000.

NEW BRONX CONSTRUCTION.

A frame dwelling 21x40 is to be built on the east side of Olmsted avenue, 28 feet north of Hermon avenue, by William Heinrich, at a cost of \$3,500, from plans of Anton Perrier. On the site of the Prospect avenue, 157 feet north of 165th street, a one story store is planned for a plot 50x144.9, by the Newat Realty Company, at a cost of \$10,000. M. W. Del Gaudio is the architect.

ADDITION TO HOTEL WILLARD.

Will Cover West End Ave. Plot—\$18,500 a Year the Rent.

The hotel planned several weeks ago for West End avenue will cover only a portion of the property, the three adjoining properties at 322 to 326 as was reported when the improvement was first announced. The building is to be an addition to the Hotel Willard at 252 to 254 West Seventy-fifth street. The properties are owned by the Hotel Willard Company, which owns the hotel, will pay \$18,500 a year for the new building for twenty-one years beginning next July. It will be built by Mrs. Lillian M. Sorell, who holds the property, according to the records, under the name of Lillian M. Decker. The structure will cost \$147,000 and will be built from plans by Koller, Spyr & Farrington. The hotel company has also renewed its lease on the Seventy-fifth street building, which is owned by the Phelps Stokes estate. The company will pay \$21,000 a year for it for the next twenty-one years, beginning to-day.

TAILOR IN GUARANTY BLDG.

To Pay \$250,000 for Third Floor for Next 20 Years.

F. L. Dunne & Co., a Boston merchant tailoring concern, which has a small shop on Fifth avenue, has rented the third floor in the new sixteen story Guaranty Building to be erected by the 511 Fifth Avenue Corporation on the site of the R. T. Wilson residence, southwest corner of Fifth avenue and Forty-third street. The lease is for a period of twenty years, with a rental aggregating about \$250,000 for the term. It was negotiated by Taylor, Sherman & McKim to Herbert Conlin.

THE JEFFERSON TRUST COMPANY HAS

leased the building at 4230 Broadway, to the Trust Building Company, for a long term of years.

CITY DWELLING RENTALS.

Douglas L. Eilman & Co. and Louis B. Preston have leased for Mrs. Henry Liebman 42 East Seventy-second street, a four story house, to Walter C. Hubbard for occupancy by his daughter, Mrs. Duncan Sterling.

THE Houghton Company has leased

for the Aiton Company, represented by William E. Plun, the four story English basement dwelling at 307 West Seventy-eighth street to Oscar Arlin.

Forster & Co. have leased for Hannah

E. Walker & Co. the three story dwelling at 464 East 185th street.

Goodwin & Goodwin have rented for

the Aiton Company, represented by William E. Plun, the four story English basement dwelling at 307 West Seventy-eighth street to Oscar Arlin.

Forster & Co. have leased for Hannah

E. Walker & Co. the three story dwelling at 464 East 185th street.

Goodwin & Goodwin have rented for

the Aiton Company, represented by William E. Plun, the four story English basement dwelling at 307 West Seventy-eighth street to Oscar Arlin.

Forster & Co. have leased for Hannah

E. Walker & Co. the three story dwelling at 464 East 185th street.

Goodwin & Goodwin have rented for

the Aiton Company, represented by William E. Plun, the four story English basement dwelling at 307 West Seventy-eighth street to Oscar Arlin.

Forster & Co. have leased for Hannah

E. Walker & Co. the three story dwelling at 464 East 185th street.

Goodwin & Goodwin have rented for

the Aiton Company, represented by William E. Plun, the four story English basement dwelling at 307 West Seventy-eighth street to Oscar Arlin.

Forster & Co. have leased for Hannah

E. Walker & Co. the three story dwelling at 464 East 185th street.

APARTMENTS TO LET—FURNISHED, APARTMENTS TO LET—UNFURNISHED, APARTMENTS TO LET—UNFURNISHED.

Efficient Management

F. R. WOOD. W. H. DOLSON

Broadway, Cor. 80th Street Tel. Schuyler 3800

BRANCHES:—110 W'way, 373 Fifth Av. W'way, 144th & 163d Sts.

Downtown Office: No. 140 Broadway, Cor. Liberty St.

THE BELNORD

Broadway to Amsterdam Ave., 86th to 87th St.

7 to 11 Rooms, 2, 3 and 4 Baths

Rents \$2,100 to \$7,000

Including Electric Light and Refrigeration

Vacuum Cleaner Service Free

Extra Large Rooms

All Bedrooms Face Private Garden

BARNARD

106 Central Park West, South Cor. of 71st St.

10 Story, 3 Elevators

6, 7, 8 and 9 Rooms, 1 and 2 Baths

Rents \$1,100 to \$2,500

Including Refrigeration

First Floor for Doctor

817 WEST END AVE.

Southwest Corner 100th Street.

Fireproof Apartments

6, 7 and 8 Rooms, 1 and 2 Baths

Rents \$1,400 to \$2,000

Extra Large Rooms

POWELLTON

229 West 97th St., N. E. Corner Broadway.

12 Story, Overlooking Central Park West.

8 and 9 Rooms, 2 and 3 Baths

Rents \$1,600 to \$2,000

THE IRVING ARMS

222 Riverside Drive, Corner 94th Street

Fireproof Building

9 Rooms & 3 Baths, \$1,700

Southern Exposure, 100 ft. frontage

8 Rooms, 3 Baths, \$1,300

THE NORMAN

37-43 West 93d St.

Near Park, Subway and "L."

5, 6 and 7 Rooms.

\$900 to \$1,400.

HEATHCOTE HALL

609 W. 114th St.

One Block from Riverside Drive.

Convenient to Subway.

3 Rooms, Kitchenette

4 and 5 Rooms, Kitchen

Rents \$600 to \$1,100

DALLAS COURT

Broadway, Southwest Corner 144th St.

Overlooking Hudson River

1 block from Subway

4, 6 and 7 Rooms and Bath

Rents \$450 to \$900

CHILMARK HALL

Hamilton Place, Northwest Cor. 143d St.

Excellent location

130 feet along Hudson River.

4, 5 and 6 Rooms

Rents \$450 to \$750

THE CORINSECA

209 West 97th Street.

Convenient to subway and all surface lines.

7 and 8 Rooms, 2 Baths

Rents \$900 to \$1,150

EVELYN

101 W. 78th St.

Non-Housekeeping Apts.

Maid service and Electric Light

2, 3, 4 Rooms and Bath

Rents \$650 to \$900

Extra Large Rooms

1915 Booklet, Containing Descriptive Matter and Floor Plans of the Above and Many

Other Properties. May Be Secured at Any of Our Offices or Will Be Forwarded Upon Request.

THE APARTMENT HOUSE COMPLETE

The Belnord

86th Street—Broadway—87th Street.

When you live in the BELNORD you are assured of ideal service at all times.

No apartment house in the city can boast of the

advantages that can be found here—exclusive-

ness, transit facilities, size of rooms and location,

with plenty of light and abundant closet space.

Manager on premises.

7 to 11 ROOMS, 2 to 4 BATHS

Rental \$2,100 to \$7,000

F. R. Wood, W. H. Dolson Co.,

AGENTS,

80th St., at Broadway. Tel. Schuyler 3800.

UNUSUAL APARTMENTS MAINTAINING

THE HIGHEST STANDARD OF SERVICE

THE ALLERTON

600 W. 113th St., cr. B'way

Modern 12-Story Building

Corner Suites of Exceptional

Desirability

6-7 & 8 Rooms and 2 Baths

\$1200 to \$1800

APPLY TO SUPERINTENDENTS OR

GOODALE, PERRY & DWIGHT, Inc.

2705 Broadway at 103d St.

THE FRIESLAND

235 W. 103d St., cor. B'way

at Subway Station

Most Attractive

Suites of

6 and 7 Rooms and Bath

\$1050 to \$1300

MR. COLEMAN

"There is peace and comfort at you"

MORNINGSIDE PARK

APARTMENTS

Facing Most Picturesque Park in Manhattan

4 ROOMS, \$35-\$45

5 ROOMS, \$50-\$60

6 ROOMS, \$60-\$70

7 ROOMS, \$80-\$85

Every Modern Housekeeping Convenience

40 MORNINGSIDE AVENUE

N. E. CORNER WEST 115TH ST.

SUITABLE DOCTOR OR DENTIST.

6 ROOMS AND BATH, \$1,000.

14 Morningside Av., Cor. 110th St.

NEW JERSEY REAL ESTATE FOR SALE

Attractive bargains in modern one family houses and choice building lots at private sale, a large number from which to select.

THE BANKING DEPARTMENT STATE OF NEW YORK, to quickly close the business of two corporations, offers these properties at about 50% of former prices.

They are located at Grandview, Palisades, Monticello and Lenox, New York (opposite Grant's Tomb), within twenty-five minutes of Manhattan.

An inspection of these properties will convince you that they are unusual bargains.

Liberal terms. Title Guarantee Policy free.